Karen Johnson Davidson County
Batch# 1316585 DEEDWARR
08/29/2025 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250829-0069408

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is **$280,000.00**.

Affiant

Subscribed and sworn to before me, this ~~18th~~ 27th day of **August, 2025**.

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My commission expires: 8/11/2026

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sterling Caldwell and Natalie Caldwell **202 Lake Chateau Drive** **Hermitage, TN 37076**	New Owners	**097 08 0A 069.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Anni Roscher-Odom and Michael Odom, wife and husband**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Sterling M. Caldwell and Natalie B. Caldwell, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. M-3, on the Plan of Amended Plat - Buildings A, B, C, D, E, F, G, H, K, L, N, Q, S, T, V, W, X, Z, Clubhouse, Mech, BLDG, Pool & Tennis Court Lake Chateau Condominium Apartments, of record in Plat Book 5050, Pages 2, 3 and 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anni Roscher-Odom by Warranty Deed from Scott Stepp, Jr., of record in Instrument No. 20151110-0114385 Register's Office for Davidson County, Tennessee, dated November 06, 2015 and recorded on November 10, 2015.

Michael Odom, spouse of Anni Roscher-Odom, joins in this instrument for the purpose of conveying any marital interest.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **202 Lake Chateau Drive, Hermitage, TN 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **28th day of August, 2025.**

Anni Roscher-Odom

Anni Roscher-Odom

Michael Odom

Michael Odom

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 28th day of August, 2025, before me personally appeared Anni Roscher-Odom and Michael Odom, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of August, 2025.

Jacqueline G Brown

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tiera Stiggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August, 28, 2025.

Custodian's Signature

8.29.25
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29th day of August, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON